

# \$499,000 - 1, 2615 12 Avenue Se, Calgary

MLS® #A2192500

**\$499,000**

3 Bedroom, 4.00 Bathroom, 1,286 sqft

Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Open House on Saturday, March 15th from 1pm-3pm. Move-in ready, this stylish front-facing townhouse shines with a bright, refreshed feel. Built in 2019 and set in the dynamic Albert Park/Radisson Heights community, it offers modern living with thoughtful design. From the moment you walk in, youâ€™ll be greeted by a bright, open-concept main floor where natural light floods the space. The modern kitchen, complete with a chic island, is the perfect spot for morning coffee or entertaining guests. The spacious living area invites both relaxation and lively gatherings, with a seamless flow between indoor and outdoor spaces that makes hosting effortless.

Upstairs, two serene primary bedrooms await, each with a private en-suite that offers a spa-like retreatâ€”an ideal way to start and end your day. The fully finished basement provides flexible space for a home office, gym, or guest suite, adapting to your lifestyle.

Step outside to enjoy a charming community garden and stunning views of downtown Calgary, blending the best of peaceful living with urban convenience. Thoughtfully designed details, from elegant flooring and sleek quartz countertops to high-end stainless-steel appliances, create a contemporary yet inviting atmosphere.

This is more than just a homeâ€”itâ€™s a



place where your next chapter begins. Come see for yourself!

Built in 2019

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2192500      |
| Price          | \$499,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,286         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1, 2615 12 Avenue Se         |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A0G1                       |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, High Ceilings, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer       |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Finished, Full          |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Other                                                     |
| Lot Description   | Cul-De-Sac, Front Yard, Garden, Low Maintenance Landscape |
| Roof              | Asphalt                                                   |
| Construction      | Stucco, Aluminum Siding                                   |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 4th, 2025 |
| Days on Market | 73                 |
| Zoning         | M-CG               |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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